

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 11/6/2012	(3) CONTACT/PHONE Terry Wahler, Senior Planner / (805) 781-5621	
(4) SUBJECT Hearings to consider seven proposals to establish new agricultural preserves and amend existing agricultural preserves.			
(5) RECOMMENDED ACTION Consider the attached staff reports and recommendations of the Agricultural Preserve Review Committee and the Planning Commission; hold public hearings; act on the individual requests in the staff reports and instruct the chairman to sign the resolutions for Items A through G.			
(6) FUNDING SOURCE(S) Application Fees	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$32,715 estimated property tax reduction	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation {X} Hearing (Time Est. <u>30 minutes</u>) { } Board Business (Time Est. <u> </u>)			
(11) EXECUTED DOCUMENTS {X} Resolutions { } Contracts { } Ordinances { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5th's Vote Required {X} N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY {X} N/A Date <u> </u>	
(17) ADMINISTRATIVE OFFICE REVIEW Reviewed by Leslie Brown			
(18) SUPERVISOR DISTRICT(S) District 1 - District 2 - District 5			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Terry Wahler, Senior Planner

VIA: Ellen Carroll, Environmental Coordinator

DATE: 11/6/2012

SUBJECT: Hearings to consider seven proposals to establish new agricultural preserves and amend existing agricultural preserves.

RECOMMENDATION

Consider the attached staff reports and recommendations of the Agricultural Preserve Review Committee and the Planning Commission; hold public hearings; act on the individual requests in the staff reports and instruct the chairman to sign the resolutions for Items A through G.

DISCUSSION

These seven applications include four requests to establish new agricultural preserves and three requests to amend existing agricultural preserves. The amendments include two requests to alter and expand the boundaries of existing agricultural preserves to add land and a request to alter the boundaries of an agricultural preserve to reflect a lot line adjustment.

Each of the seven items involving the establishment of new preserves, or amendments to existing preserves, includes a detailed staff report and a proposed resolution with a map exhibit reflecting the action being taken. (See Attachments to this Staff Report). These seven items involve family trusts, a limited liability company, a foundation and individuals as property owners. Those items establishing new preserves will, upon execution of Land Conservation Contracts, result in a total of approximately 1,372 acres being added to the Williamson Act program.

LIST OF APPLICATIONS

- A. FILE NUMBER AGP2011-00004 – Proposal by the Patrick Nagano Trust to establish an Agricultural Preserve to enable the applicant to enter into a Land Conservation Contract. The project site consists of approximately 21.0 acres within the Agriculture land use category, located at 1675 Nagano Road, approximately 500 feet north of the intersection of Nagano Road and Little Morro Creek Road, approximately 2,700 feet northeast of the City of Morro Bay. The site is in the Estero planning area. Assessor Parcel No.: 073-051-040 Supervisorial District No. 2
- B. FILE NUMBER AGP2011-00008 – Proposal by the Giacomazzi Trust, et al. to establish an Agricultural Preserve to enable the applicant to enter into a Land Conservation Contract. The project site consists of approximately 452.5 acres within the Agriculture land use category, located on the northern side of Los Osos Valley Road approximately $\frac{3}{4}$ of a mile east of the intersection of Los Osos Valley Road and Turri Road and approximately 2.5 miles east of the community of Los Osos. The site is in the Estero planning area. Assessor Parcel No.: 067-031-022; Supervisorial District No. 2
- C. FILE NUMBER AGP2012-00001 – Proposal by Dave Colmar to establish an agricultural preserve to enable the applicant to enter into a land conservation contract. The project site consists of approximately 64 acres within the Agriculture land use category and is located at 1545 Willow Creek Road approximately 3.0 miles northwest of the intersection of Willow Creek road and Highway 46

West and approximately 4.0 miles northwest of the Urban Reserve Line of Templeton. The site is in the Adelaida planning area. Assessor Parcel No.: 039-031-009; Supervisorial District No. 1

- D. FILE NUMBER AGP2010-00015 – Proposal by Jorian Clarke to establish an agricultural preserve based on the protection of open space/wildlife habitat resources as provided for in the Williamson Act to enable the applicant to enter into a land conservation contract with appropriate land use restrictions. The property consists of approximately 634.5 acres within the Rural Lands land use category and is located at 9017 Goldie Lane approximately 2,500 feet north of Calf Canyon Highway, approximately 4 miles due south of the Community of Creston. The site is in the El Pomar planning area. Assessor Parcel Nos.: 043-291-030 & 031; Supervisorial District No. 5
- E. FILE NUMBER AGP2010-00012 – Proposal by John Philbrick to alter and expand the boundaries of an existing agricultural preserve and contract by adding approximately 160 acres, resulting in a total of 463 acres. The property consists of approximately 160 acres within the Agriculture land use category and is located on the northern side of Parkhill Road approximately $\frac{3}{4}$ of a mile east of the intersection of River Road and Parkhill Road, approximately 3 miles due north of Pozo, and approximately 12.5 miles east of the Community of Santa Margarita. The site is in the Las Pilitas planning area. APN: 071-051-016 Supervisorial District No. 5
- F. FILE NUMBER AGP2012-00002 – Proposal by the Attiyeh Foundation to alter and expand the boundaries of an existing agricultural preserve and contract by adding approximately 40 acres, resulting in a total of 7,572 acres in the Agricultural Preserve. The site is located within the Agriculture & Rural Lands land use categories at the southernmost bend in the Nacimiento River approximately 3.5 miles west of the Oak Shores Village Area. The site is located in the Nacimiento planning area. APN: 080-211-013 Supervisorial District No. 1
- G. FILE NUMBER AGP2012-00004 - Proposal by Robert Geringer to alter the boundaries of an Agricultural Preserve, rescind an existing Land Conservation Contract and enter into a new Land Conservation Contract to reflect revised property boundaries from a lot line adjustment. The property consists of approximately 131 acres located within the Agriculture land use category, at 8530 Vineyard Drive approximately 7 miles northwest of Templeton. The site is in the Rural Adelaida planning area. Assessor Parcel Nos.: 014-331-071 and 014-101-004 (PTN); Supervisorial District No. 1

OTHER AGENCY INVOLVEMENT/IMPACT

These applications have been reviewed and recommended for approval by the Planning Commission and the Agricultural Preserve Review Committee. The latter body includes representatives from different organizations including the County Agricultural Liaison Committee, Agricultural Commissioner, Assessor's Office, Farm Advisor and County Planning Department. County Counsel approved the resolutions as to form and legal effect.

FINANCIAL CONSIDERATIONS

Approval of agricultural preserve applications and ensuing land conservation contracts usually results in a significant reduction in County tax revenues received from the affected properties. Revenue losses have been in past years only partly compensated by state subventions but no subventions have been received since 2008/2009. However, the overall tax impacts should be considered on a program-wide basis rather than on an individual application basis.

The Assessor's Office has provided preliminary estimates of reductions in assessment values for the seven properties being considered today. The total estimated annual reduction in property taxes for the seven properties is \$32,715.

All of the landowners anticipate entering into land conservation contracts or amendments to contracts by December 18, 2012, the last Board of Supervisors meeting date for the year.

RESULTS

The establishment or enlargement of agricultural preserves and the ensuing execution of land conservation contracts, or amendments to contracts, between the property owners and the County will keep these properties in agriculture and compatible uses for at least 10 or 20 years. This is consistent with the countywide Vision Statement & Communitywide Results of having healthy and prosperous communities.

ATTACHMENTS

1. ATTACHMENT A -- 1 Resolution & Graphic
2. ATTACHMENT A -- 2 Staff Report
3. ATTACHMENT B -- 1 Resolution & Graphic
4. ATTACHMENT B -- 2 Staff Report
5. ATTACHMENT C -- 1 Resolution & Graphic
6. ATTACHMENT C -- 2 Staff Report
7. ATTACHMENT D -- 1 Resolution & Graphic
8. ATTACHMENT D -- 2 Staff Report
9. ATTACHMENT D -- 3 Fish and Game Letter
10. ATTACHMENT D -- 4 Applicant's Letter
11. ATTACHMENT E -- 1 Resolution & Graphic
12. ATTACHMENT E -- 2 Staff Report
13. ATTACHMENT F -- 1 Resolution & Graphic
14. ATTACHMENT F -- 2 Staff Report
15. ATTACHMENT G -- 1 Resolution & Graphic
16. ATTACHMENT G -- 2 Staff Report